

1478

Vol. m89 Page 10654

After Recording Return To:
James E. McCobb
409 Pine Street
Klamath Falls, Oregon 97601

STATUTORY BARGAIN AND SALE DEED

JAMES E. McCOBB, P.C., TRUST ACCOUNT Grantor, conveys to HAROLD A. CAMPBELL, Grantee, the following described real property:

See attached Exhibit A.

Subject to that certain Trust Deed for the benefit of Certified Mortgage Company, dated March 30, 1984, recorded at Book M 84, Page 5324, Document ATC-27307, which Grantee hereby assumes and agrees to pay.

The true and actual consideration for this conveyance is \$9,985.00

Until a change is requested, all tax statements are to be sent to the following address:
Harold A. Campbell
6767 Tingley Lane #47
Klamath Falls, Oregon 97603

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

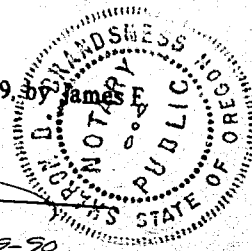
DATED this 14 day of June, 1989.

JAMES E. McCOBB, P.C. TRUST ACCOUNT
BY: James E. McCobb
JAMES E. McCOBB

STATE OF OREGON]
County of Klamath] ss

This instrument was acknowledged before me on June 14, 1989, by James E. McCobb, as President of JAMES E. McCOBB, P.C. TRUST ACCOUNT.

Notary Public for Oregon
My commission expires 07-29-90



89 JUN 14 PM 4 27

A portion of the NE $\frac{1}{4}$ of Section 17, Township 39 South, Range 10 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of the NE $\frac{1}{4}$ of said Section 17, which is 80 feet North of the intersection of said East boundary with the Northeasterly boundary of the Oregon California and Eastern Railroad, which point of beginning is the Northeasterly corner of that parcel of land conveyed by W. C. Dalton and Elizabeth E. Dalton, husband and wife, to Roy F. Kinsman and A. R. Campbell and Iva B. Campbell, his wife, said conveyance being recorded in Klamath County Deed Records, Volume 118, page 349; thence North $66^{\circ} 57' \frac{1}{2}"$ West, along a line parallel to said railroad, a distance of 350 feet, more or less, to the Northwestern corner of said parcel deeded by Dalton to Kinsman, et al, which point is on the Southeast boundary of that parcel of land conveyed by I. E. Campbell and Katherine Campbell, husband and wife, to A. R. Campbell and Iva Bell Campbell, husband and wife, and Harold A. Campbell and Frances May Campbell, husband and wife, said conveyance being recorded in Klamath County Deed Records, Volume 278, page 73; thence North $23^{\circ} 02' \frac{1}{2}"$ East, at right angles to said railroad, a distance of 6.38 feet, more or less, to the Northeasterly corner of said parcel deeded by I. E. Campbell, et ux, to A. R. Campbell, et al; thence North $66^{\circ} 57' \frac{1}{2}"$ West along a line parallel to said railroad a distance of 160 feet, more or less, to the Northwestern corner of said parcel deeded by I. E. Campbell et ux, to A. R. Campbell, et al; thence South $23^{\circ} 02' \frac{1}{2}"$ West along a line at right angles to said railroad a distance of 80 feet, more or less to the Northeasterly right of way line of said railroad; thence North $66^{\circ} 57' \frac{1}{2}"$ West along said right of way line, a distance of 239.17 feet; thence North $23^{\circ} 02' \frac{1}{2}"$ East at right angles to said railroad a distance of 110 feet; thence South $66^{\circ} 57' \frac{1}{2}"$ East along a line parallel to said railroad, a distance of 733.63 feet, more or less, to the East boundary of the NE $\frac{1}{4}$ of said Section 17; thence South along the East boundary of said NE $\frac{1}{4}$, a distance of 39.53 feet, more or less to the point of beginning.

Beginning at a point on the Northerly right of way line of the O. C. & E. Railroad which is 50 feet at right angles in a Northeasterly direction from Station 5162;80 of the O. C. & E. Railroad centerline and which point also lies West along the Northerly right of way line of the O. C. & E. Railroad a distance of 100 feet from the Westerly line of the Campbell Potato Cellar and running thence; continuing in a Northeasterly direction at right angles to the O. C. & E. Railroad centerline at Station 5162;80 a distance of 80 feet to an iron pin; thence Northwesterly parallel to the Northerly right of way line of the O. C. & E. Railroad a distance of 160 feet to an iron pin; thence Southwesterly at right angles a distance of 80 feet to an iron pin which lies on the Northerly right of way line of the O. C. & E. Railroad opposite Station 5164;40; thence Southeasterly along the Northerly right of way line of the O. C. & E. Railroad a distance of 160 feet, more or less, to the point of beginning, in the NE $\frac{1}{4}$ of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point where the North line of the O. C. & E. Railroad right of way crosses the county road, bisecting North and South Section 17, Township 39 South, Range 10 East of the Willamette Meridian, running thence North along the said County Road 80 feet; thence Northwest and parallel to the right of way of the O. C. & E. Railroad 350 feet; thence Southwest and at right angles to the right of way of the O. C. & E. Railroad to the North boundary line of the said right of way; thence Southeast along the North boundary of said right of way to the point of beginning, said land being in the NE $\frac{1}{4}$ of Section 17, Township 39 South, Range 10 East of the Willamette Meridian.

EXHIBIT A PAGE 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James E. McCobb the 14th day of June A.D., 19 89 at 4:27 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 10654.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Nielsen